

PARSONS-JOINER HOUSE  
Chestertown, Maryland  
(ca 1875)

The Parsons-Joiner House is an example of the side-hall plan houses sometimes constructed on farms in the 1870's and 1880's. The two and a half story, frame structure has mill-work details that were common, relatively inexpensive, and easily available through builders' catalogs after the Civil War. The house and its out-buildings are illustrative of the surge of building that occurred on the Upper Shore in the last three decades of the nineteenth century.

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

Parsons-Joiner House

**2 LOCATION**

STREET &amp; NUMBER

(MD 514)  
East side Flatland Road, 3/4 mile  
northwest of Junction with Mary Morris  
Road

1st

CITY, TOWN

Chestertown

☒ VICINITY OF

CONGRESSIONAL DISTRICT

Kent

STATE

Maryland

COUNTY

**3 CLASSIFICATION**

## CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☒ NO

## PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

W. Paul Joiner

Telephone #: 778-0814

STREET &amp; NUMBER

CITY, TOWN

Chestertown

VICINITY OF

STATE, zip code  
Maryland 21620**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE.

REGISTRY OF DEEDS, ETC.

Kent County Court House

Liber #: WHG 32

Folio #: 406

STREET &amp; NUMBER

CITY, TOWN

Chestertown, Maryland

STATE

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

K-399

**CONDITION**

☐ EXCELLENT  
☒ GOOD  
☐ FAIR

☐ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

**CHECK ONE**

☐ UNALTERED  
☒ ALTERED slightly

**CHECK ONE**

☒ ORIGINAL SITE  
☐ MOVED      DATE \_\_\_\_\_

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**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

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The Parsons-Joiner House is located on the northeast side of Flatland Road. It is surrounded by open fields with a view of two other historic buildings (K-400 and K-403.) The house faces southwest.

The house is a side-hall plan, 2½ story frame structure with a lower 2½ story rear ell. A front porch extends across its three-bay front and another porch is located on the south side of the ell. The main house and ell are both 2 bays (one room) deep.

The ridge of the gable roof is paralled to the front of the building. The roof is edged with sawn wooden ornament in a open scallop design identical to that at the Victorian Cottage (K-400) nearby. Two gable dormers with round headed upper sash protrude from the front roof slope. The front porch is quite decorative with a balustrade made of turned wooden balusters. The one-story side porch has chamfered wooden posts and large, elaborate sawn wooden brackets.

Windows have 2 over 2 sash in the front part of the house with six over six sash used in the rear ell. The main entry door, located in the south bay of the front, has a 4-light transom and 3-light side lights. The transom bar is decorated with applied sawn wooden decoration; sidelight panels and the entry door have bolecion moldings. The entire building is covered with aluminum siding.

The rooms in the rear ell of the building have experienced extensive remodeling. Those in the front portion of the building are largely unchanged although the partition wall between the stair and parlour has been removed and the mantle in the parlour replaced with a brick one.

Trim around windows and doors is the typical fillet-Grecian ogee and bevel-fascia-bead so commonly used in the late Victorian period. Doors have four panels and

**CONTINUE ON SEPARATE SHEET IF NECESSARY**

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES ca 1875

BUILDER/ARCHITECT Thomas C. Parsons

## STATEMENT OF SIGNIFICANCE

The Parsons-Joiner House is an example of the side-hall plan houses sometimes constructed on farms in the 1870's and 1880's. This building has mill-work details that were common, relatively inexpensive, and easily available through builders catalogs after the Civil War. The structure is illustrative of the surge of building that occurred on the Upper Shore in the last three decades of the nineteenth century.

This house was constructed by Thomas C. Parsons, a farmer, and occupied by him for many years.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Kent County Land Records, Kent County Court House, Chestertown, Maryland

Lake, Griffing & Stevenson. An Illustrated Atlas of Kent and Queen Anne (sic) Counties, Md. (Philadelphia: 27 South Sixth Street, 1877.)

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Marsha L. Fritz, Survey Consultant

ORGANIZATION

Kent County Planning Commission

DATE

778-4600, ext.67

STREET & NUMBER

Court House

TELEPHONE

CITY OR TOWN

Chestertown, Maryland

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

flattish applied moldings and the stair has a walnut newel and handrail, turned oak balusters, and a beaded board spandrel. The original random, medium width yellow pine floors have, in some rooms, been replaced with narrow oak boarding.

Some Victorian period barns remain behind the house and the owners have photographs of another building that was demolished several years ago. This 1½ story structure was frame and rested on a high stone foundation. The second story was reached by an enclosed corner stair. The outbuilding had a gable roof and horizontal siding. Two story outbuildings are very uncommon and the original use of this one is unknown.

Chain of Title

PARSONS-JOINER HOUSE  
(K-399)

Land Records of  
Kent County

Transaction

WHG 32  
406

TO: W. Paul & Elizabeth C. Joiner  
FROM: George F. & Susanna W. Sparks  
DATE: March 15, 1954

RAS 32  
56

TO: George F. & Susanna W. Sparks  
FROM: Emory V. Hogans  
DATE: September 11, 1943

RAS 29  
205

TO: Emory V. Hogans  
FROM: Herbert E. Perkins, Assignee  
DATE: May 22, 1942

RAS 19  
52

TO: Herbert E. Perkins  
FROM: Charles B. & Mary W. Nicholson  
DATE: November 13, 1937 (mortgage)

RAS 11  
299

TO: Charles B. Nicholson  
FROM: Heirs of Robert G. Nicholson  
DATE: November 20, 1933

Robert G. Nicholson died intestate in Oct. 29, 1932 and left this property to his children. They deeded it to their brother; four years later he lost it in the mortgage foreclosure recorded in the previous deed.

APR 1  
24

TO: Robert G. Nicholson  
FROM: Thomas A. Parsons  
DATE: March 20, 1916

(Excepting 28/100 land of the Flatland School House) names of the property were "Town's Relief, Harbor," or "Balton's Meadows."

Land Records of  
Kent CountyTransactionSGF 3  
543TO: Thomas A. Parsons  
FROM: Hope H. & Margaret W. Barroll  
DATE: September 21, 1895

T.A. Parsons was executor of the will of Thomas C. Parsons. The farm where Thomas C. Parsons lived for many years before his death and which he purchased from Joseph Walraven et al in several deeds. In SGF 3/541 the property is transferred to Barroll and here to Parsons.

JKH 4  
70TO: Thomas C. Parsons  
FROM: Joseph Walraven  
DATE: January 5, 1864



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

K-399

UNIT  
DEPARTMENT  
CORPS





K-399

Parsons - Joiner House

View to Northeast

Chestertown

Kent County

M. L. Fritz 7/1980

J. Tyler Campbell  
FREELANCE PHOTOGRAPHY  
CHESTERTOWN, MARYLAND

JAN 15 1980

Shirley